Davidson County DEEDTRS
Recvd: 08/26/05 13:23 5 pgs
Fees:28.00 Taxes:223.85
20050826-0102445

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
W. P. Stevenson, Trustee **4124 Franklin Road** **Nashville, TN 37204**	**New Owner**	**072-12-0-016.00**

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a an Amended and Restated Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Financing Statement dated November 17, 2004, of Record as Instrument Number 200411300142021 which amends and restates i] the Deed of Trust, dated May 19, 2003, of Record as Instrument Number 20030529-0072842, Register's Office for Davidson County, Tennessee; ii] Deed Of Trust, dated December 20, 2002, of Record as Instrument Number 20030106-0001901, as amended by Modification of Deed of Trust, dated January 2, 2004, of Record as Instrument Number 20040123-0009397, Register's Office for Davidson County, Tennessee; and iii] Deed Of Trust, dated June 30, 2004, of Record as Instrument Number 20030714-0097847, as amended by Modification of Deed of Trust, dated January 2, 2004, of Record as Instrument Number 20040622-0073376, Register's Office for Davidson County, Tennessee, executed by Fletcher and Fry Real Estate Enterprise, LLC, a Tennessee limited liability company, a/k/a Fry and Fletcher Real Estate Ent., LLC, to Arthur M. Willard, Trustee ("Deed of Trust") to secure certain Indebtedness ("Indebtedness"); and

WHEREAS, Regions Bank, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, J. Evan Gower, and Gregory G. Vick, as Substitute Trustees by an instrument of record at Instrument No. 200505-0051910, Register's Office for Davidson County, Tennessee, and authorized any one of the

Substitute Trustee's to act alone or by a Designated Agent with the powers, given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee, and not Individually ("Substitute Trustee") caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust, providing notice and advertising that said property would be sold at 10:00 o'clock a.m., prevailing time on Tuesday, June 7, 2005, at the entrance to the Davidson County Register of Deeds at the Gaylord Entertainment Center, 501 Broadway, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said property described as Tract III in the Foreclosure Sale Notice for sale at public outcry and the highest, best, and last bid received was the sum of Sixty Thousand Five Hundred and 00/100 Dollars ($60,500.00) by W.P. Stevenson, Trustee (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Sixty Thousand Five Hundred and 00/100 Dollars ($60,500.00) cash in hand paid by the Grantee, Sam J. McAllester, III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Grantee: W.P. Stevenson, Trustee

> Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Dalewood, Section 1, of record in Book 1424, page 108, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Thistlewood Avenue, the corner of Lots Nos. 16 and 17, thence with the line between said lots westwardly 207.6 feet to a point; thence southerly 32 feet to a point; thence easterly 25 feet to a point, thence southerly 38 feet to the corner of Lots Nos. 15 and 16; thence with the line between said lots easterly 190 feet to the westerly margin of Thistlewood Avenue; thence with the margin of the same, northerly 87.4 feet to the point of beginning.

Being the same property conveyed to Fletcher and Fray Real Estate, LLC, dated June 30, 2003, of record as Instrument Number 20030714-0097846, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 2204 Thistlewood Drive, Nashville, Davidson County, Tennessee, 37216, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

The Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same liens subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that an accurate survey of the premises might disclose.

A Notice of State Tax Lien has been filed by the Tennessee Department of Revenue against Fletcher and Fry Real Estate Enterp d/b/a Fletcher and Fry Real Estate Enterp, of record at Instrument No. 20041018-0125058, Register's Office for Davidson County, Tennessee. Timely notice has been given by the Substitute Trustee to the Department of Revenue, State of Tennessee, pursuant to T.C.A. §67-1-1433(b)(1). Timely notice has been given by the Substitute Trustee to the Tennessee Department of Revenue by certified mail, a copy of which is attached hereto, as required by 26 U.S.C. §7425(b). A copy of the response from the Tennessee Department of Revenue is attached hereto. The sale of this property will be subject to the right of the Department of Revenue, State of Tennessee, to redeem said property under the provisions of T.C.A. §67-1-1433(c).

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This property is sold AS IS, WHERE IS AND WITH ALL FAULTS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject real property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 3rd day of August, 2005.

Sam J. McAllester, III
Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kimberley R. Mankin, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,500.00.

AFFIANT

Subscribed and sworn before me on this 3rd day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 9-30-06